

P.O. Box 1020

3880 S) De Niza ru. - Apacine ouncuon, Az 00219 3602.

2858 JAN 29 P 12: 47

January 28, 2008

Blessing N. Chukwu, Executive Consultant III Arizona Corporation Commission 1200 W. Washington Street Phoenix, AZ 8507

Re: Beardsley Water Company – Application for the extension of its Certificate of Convenience and Necessity Docket No. W-02074A-07-0616

Dear Ms. Chukwu:

First National Management, Inc. is the agent for the Beardsley Water Company. In response to your Insufficiency Letter we will align the responses in accordance with your numeric deficiencies.

1) PLEASE PROVIDE A REQUEST FOR SERVICE FROM EACH OF THE PROPERTY OWNERS IN THE EXTENSION AREA.

There is only one property owner in the extension area. A copy of their request for domestic water service is attached.

2) PLEASE PROVIDE A MAP OF THE REQUESTED SERVICE TERRITORY WITH AN IDENTIFICATION OF THE RESPECTIVE OWNERS REQUESTING SERVICE.

Attached is a map of the requested service territory. There is only one property owner who is identified as follows: Valley Realty Advisors, LLC

P.O. Box 15608 Phoenix, AZ 85060 Attn: Mr. Doug Smith, Manager

3) PLEASE PROVIDE INFORMATION ON THE RATES AND CHARGES THE COMPANY PLANS TO CHARGE IN THE PROPOSED EXTENSION AREA.

Rates and charges will be in accordance with the Company's tariff currently on file with the Arizona Corporation Commission.

Arizona Corporation Commission DOCKETED

JAN 29 2008

DOCKETED BY



4) PLEASE PROVIDE ACREAGE INFORMATION OF THE COMPANY'S EXISTING CC&N AND REQUESTED AREA (SEPARATELY).

The existing CC&N consists of 5,440 aces. The proposed service area would add 391.9 acres.

5) ACCORDING TO THE 2006 ANNUAL REPORT, THE COMPANY HAS FIVE WATER SYSTEMS. PLEASE PROVIDE A MOST RECENT MCESD DRINKING WATER COMPLIANCE REPORT FOR EACH WATER SYSTEM.

Attached are copies of the Drinking Water Compliance Reports for each of the Company's five water systems. Please note that PWS #07-511 does not meet the minimum requirements of a public water systems because there are only four houses in the subdivision of which two are occupied and two are unoccupied models. To qualify as a public water system, there must be fifteen connections or a population of twenty-five persons. The remaining four water systems are deemed to be in compliance.

6) THE COMPANY'S ANNUAL REPORTS DID NOT PROVIDE SEPARATE WATER USE DATA SHEETS FOR EACH WATER SYSTEM, AS REQUIRED. IN ORDER FOR STAFF TO DETERMINE HISTORICAL CUSTOMERS GROWTH RATE IN THE EXISTING AREA, PLEASE PROVIDE THE NUMBER OF CUSTOMERS SERVED BY THE PUBLIC WATER SYSTEM #07-528 IN THE EXISTING AREA IN EACH OF THE LAST FIVE YEARS.

PWS #07-528 is the Peak View Ranch Unit 1 subdivision. Occupancy for the last five years is as follows.

2002 0

2003 0

2004 0

2005 25

2006 69

Currently, there are 81 customers.

- 7) PLEASE CLARIFY THE FOLLOWING ITEMS IN THE WATER USE DATA SHEET (ATTACHMENT "D' OF THE APPLICATION).
 - a. APPLICATION INDICATES ADWR WELL NUMBER 55-594027. HOWEVER, 2006 ANNUAL REPORT INDICATES NUMBER 55-595072. WHICH ONE IS CORRECT?

The correct ADWR well number is 55-594027



b. DOES THIS WATER SYSTEM HAVE FIRE HYDRANTS?

Yes. This system has 26, 6" fire hydrants.

- 8) TO SUPPORT THE TOTAL ESTIMATED COST OF \$1,140,000 TO CONSTRUCT FACILITIES TO SERVE CUSTOMERS IN THE REQUESTED AREA, PLEASE PROVIDE THE FOLLOWING:
 - a) A COMPLETE DESCRIPTION OF THE PROPOSED ADDITIONAL FACILITIES SUCH AS SOURCE(S) OF WATER SUPPLY (INTERCONNECTION WITH EXISTING PLANT, IF ANY), STORAGE, BOOSTER, AND DISTRIBUTION FACILITIES.

Peak View Ranch Units 4 and 5 will be a stand alone system requiring a well, Pressure tank, booster station and storage. At such time as Peak View Ranch Unit 3 is developed, Unit 3 and 4 will be connected. A more detailed description of the proposed additional facilities prepared by Moore and Associates Engineers is attached.

b) A DETAILED COST ESTIMATE OF THE PROPOSED ADDITIONAL FACILITIES NECESSARY TO SERVE THE PROPOSED CC&N EXTENSION AREA. THE ESTIMATE SHOULD INCLUDE A DESCRIPTION AND COST OF MAJOR COMPONENTS.

A cost estimate of the additional facilities necessary to serve the cc&n extension area has been prepared by Moore and Associates Engineers. A copy of the cost estimate is attached. Please note, the estimated cost of \$1,140.000 did not include a water campus. The increase in the estimate to \$1,543,093.50 is the addition of the water campus.

9) PLEASE INDICATE WHO WILL BE PROVIDING WASTEWATER SERVICE IN THE PROPOSED EXTENSION AREA.

Each lot will utilize a septic tank for wastewater treatment and disposal.

10) PLEASE PROVIDE INFORMATION ON THE RATES AND CHARGES THE THE COMPANY PLANS TO CHARGE IN THE PROPOSED EXTENSION AREA.

Please see response to item three above.



11) PLEASE PROVIDE A COPY OF THE FRANCHISE AGREEMENT THAT INCLUDES THE PROPOSED EXTENSION AREA. IF THE FRANCHISE AGREEMENT(S) HAVE NOT BEEN ISSUED, PLEASE INFORM STAFF OF THE STATUS OF THE APPLICATION FOR THE FRANCHISE AGREEMENT.

A franchise application was submitted for approval on December 10th, 2007. A public hearing is to be scheduled for sometime in February, 2008. A copy of the application is attached for your reference.

12) PLEASE PROVIDE A COPY OF THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY'S APPROVAL TO CONSTRUCT THE WATER FACILITIES TO SERVE THE PROPOSED EXTENSION AREA. IF THE APPROVAL TO CONSTRUCT HAS NOT BEEN ISSUED, PLEASE INFORM UTILITIES DIVISION STAFF ("STAFF") OF THE STATUS OF THE APPLICATION FOR THE APPROVAL TO CONSTRUCT.

An application for an Approval To Construct (ATC) will be submitted at such time as the developer, Valley Realty Advisors, L.L.C. submits plans for approval to Maricopa County Environmental Services Department.

13) PLEASE PROVIDE A COPY OF THE ARIZONA DEPARTMENT OF WATER RESOURCES ("ADWR") DESIGNATION OF ASSURED WATER SUPPLY OR CERTIFICATE OF ASSURED WATER SUPPLY FOR THE CC&N AREA REQUESTED. IF NONE OF THESE ARE AVAILABLE, PLEASE PROVIDE A COPY THE ADWR'S PHYSICAL AVAILABILITY DETERMINATION. IF A DETERMINATION OF ASSURED WATER SUPPLY HAS NOT BEEN OBTAINED FROM ADWR, PLEASE INFORM STAFF OF THE STATUS OF THE APPLICATION FOR THAT DETERMINATION.

As the Commission is aware, the public service corporation providing water utility service does not control the application for or granting of a Designation of Assured Water Supply or Certificate of Assured Water Supply from the Arizona Department of Water Resources. The developer who has requested service, Valley Realty Advisors, L.L.C. has not yet submitted its application for a Designation of Assured Water Supply or Certificate of Assured Water Supply. No Physical Availability Determination exists for the requested CC&N extension area as of this date. The developer will make its application for the appropriate designation, certificate of determination with the Arizona Department of Water Resources at the time it receives approval of its preliminary plat covering the subject area.



We trust the above responses meet with your approval however, should you have any further questions or comments regarding this matter, please contact us.

Sincerely,

Fred T. Wilkinson

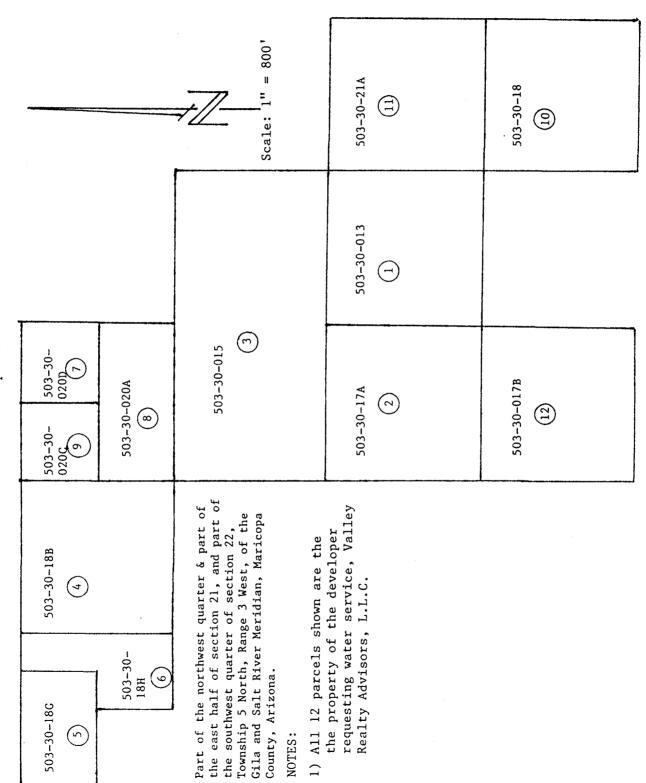
President

Cc: RF

File

Valley Realty Advisors, L.L.C. Mr. Steve Hirsch, Bryan Cave

BEARDSLEY WATER COMPANY Proposed extension area



VALLEY REALTY ADVISORS, LLC

PO BOX 15608 PHOENIX, AZ 85060 602.300.2430 FAX 480.922.1000

September 10, 2007

Via messenger

Mr. Ted Wilkinson President First National Management Inc. PO Box 1020 Apache Junction, AZ 85219

RE: REQUEST FOR WATER SERVICE BY BEARDSELY WATER CO.

Part of the NWQ & part of the East half of Section 21 and Part of the SWQ of Section 22, T5N, R3W of the GSRM, Maricopa County, AZ

Dear Ted:

Pursuant to your letter of August 28, 2007 and our meeting with Beardsley Water Company's attorney, Steven Hirsch; Valley Realty Advisors (VRA) is hereby formally requesting that Beardsley Water Co. provide water service to some 400 acres VRA owns on property known as Peak View Ranch Phases 4 & 5, in the Wittmann area of Maricopa County.

Enclosed please find a legal description of the property, an ALTA Survey and a conceptual site plan for one-acre lots to be platted pursuant to Maricopa County zoning requirements. You will note that Peak View Ranch Phases 4 & 5 are immediately north of and adjacent to Peak View Ranch Phases 1, 2 and 3; each of which is in Beardsley's service area and each of which possesses "will serve" letters from Beardsley.

We would like to move forward expeditiously on this application and look forward to working with you. Please advise me if you need any additional information at this time.

Best regards,

VALLEY REALTY ADVISORS

-Doug Smith, Manager

Encl. As indicated



Maricopa County

Environmental Services

fater and Waste Management ivision 801 N. Central Avenue #150 hoenis, Arizona B5004 hone: (602) 506-6666 as: (602) 506-6925 D12 602 506 6704

Notification of Sanitary Survey Results

April 28, 2006

Fred T. Wilkinson First National Management Inc. P.O. Box 1020 Apache Junction AZ 85217

Re: Inspection of 4/26/06 for PWS 07-007

Dear Mr. Wilkinson:

On April 26, 2006 I performed a sanitary survey of the Beardsley Water Company water system. The sanitary survey consists of three parts: an operations and maintenance inspection of the water system; a review of required plans; and a review of monitoring and reporting history. Based on the review of information available, we currently show the water system is in compliance with the Safe Drinking Water Rule for this date.

Operations and Maintenance

Enclosed, please find a copy of your inspection forms. The inspected site(s) did not violate any Safe Drinking Water Rules. However, I would like to mention that the new hydropneumatic pressure tank and storage tank must have plans submitted with a detailed itemized price list, prior to connection of this equipment to the water system, in order to qualify for the engineering review exemption. Please submit the drawings and price list no later than May 31, 2006.

If this department is made aware of new or different information, the compliance status may change. If you have any questions or need additional information on the requirements for a public water system operating in Maricopa County, please feel free to contact me at 602-506-6631.

Sincerely,

Doug Taylor, R.S.

Water Systems Investigator Drinking Water Program

Z. R.S.

cc ADEQ

John Kolman, R.S.



INSPECTION RESULTS/ GROUND WATER MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT

WATER & WASTE MANAGEMENT DIVISION 1001 North Central Ave., Suite 150 Phoenix, AZ 85004

Phone (602) 506-6666 : Fax (602) 506-6925

Ver 4/26/00

Facility Information						
PWSID#_	27	<u> 5i</u> r				
Facility Name: <u>Excelsion 88</u>						
Address: 2a	18m 4	1234				
Well Information						
POE # (77/ , DWR#)						

Based on an inspection conducted today the following deficiencies were noted and require corrective action.

							ed and require corrective action. 55%
	WELL DEFICIENCIES AND			CHLORINATION DEFICIENCIES			DISTRIBUTION SYSTEM DEFICIENCIES : 2000
001	** Water supply in flood zone **		044	* Required chlorinator not installed *			** Cross-connections exist **
002	** Well less than 50 feet from sewer **		045	** inadequate chlorine residual **		085	** Leaks in distribution system **
003	* Well less than 100 feet from septic tank, APP		046	** Not chlorinating, if required **		086	** inadequate system pressure **
<i>'</i> .	discharge, UST, Haz. Waste Facility, Livestock		047	* Unapproved chlorination compound *		087	** Water main too close to sewer main **
004	Well site not properly graded		048	No chlorine injection nozzle		088	Mains less than three feet deep
005	No slab/slab inadequate		049	No standby chlorinator		089	Unapproved pipe material
006	Well casing annulus not sealed		050	Chlorine feed tank empty		090	Other deficiencies
007	Inadequate sanitary well seal/repair		051	Equipment not properly installed		_	
008	Direct openings into well		052	Equipment not operating properly			GENERAL DEFICIENCIES A CONTROL OF THE CONTROL OF TH
009	Casing not 12" above slab		053	Dosing cylinder empty		091	* Construction without an Approval To Construct
010	Improper lubricant		054	Line plugged		092	* Operating without Approval of Construction*
011	No/improperly installed sampling tap. No threads		055	Room not properly vented	1	093	No "As built" drawings submitted where required
012	Needed well vent not installed, not properly		056	No daily log of free chlorine residual		094	* Construction does not conform to approved
	installed or not properly screened		057	No chlorine test kit	<u> </u>		plans
013	Needed vacuum relief valve not installed, not		058	Contact time less than 30 minutes	 - 	095	** Contaminants near water supply source **
5.0	screened, or leaking		059	Room fan switch not outside		l '''	- Committee near water auphit acrice
014	Needed check valve on pipe from well not installed		060	No inspection window, or like devices		096	* No O&M manual on site (water treatment only)
V 14	or defective		061	No ammonia for leak detection		097	Designate / Install POE Sampling Tap (No threads)
015	Well building damaged or not secured	\vdash	062	S.C.B.A not mounted outside CI room		098	Electrical services not in good repair
016	Site not properly fenced, damaged, or not locked		063	Chlorinator subject to freezing	\vdash	099	Routine maintenance not performed
017	Site needs general clean-up		064	Other deficiencies		100	
018	Emergency Chlorine facilities installed		-004	Other deliciences		101	System frequently out-of-operation (power, etc.) Water supply frequently depleted
019	Other deficiencies					102	User complaints being received
013	STORAGETANK DEFICIENCIES	200	A COLUMN	DDESCRIPE TARK DELICIENCIES	540	103	
020	** No storage tank **	Sec. of Sec.	065		12.00	104	No certified operator
021	** Insufficient storage **	-	066	No pressure gauge No bottom drain valve		105	Certified operator not at appropriate grade
022	Storage tank top needs repair	\vdash	067	No Water Level Sight	-	106	No distribution grade operator
023	Tank leaks - needs repair		068			107	No treatment grade operator Other deficiencies
023	Tank has deteriorated beyond repair	\vdash	069	Appears to be Excessive Air No Blowoff For Excess Air		107	Other deliciencies
025						379668	
025	No overflow pipe installed	 	070 071	No means for adding air			WELL SIGN: DEFICIENCIES : NO.
	Overflow pipe not properly screened		0/1	No Safety Relief Valve / Safety Relief not		108	Water system name & PWSID number
027	No splash block below overflow		ļ	screened		109	Local well name & DWR 55 number
028	Hatch not secured		072	Adequate Air Compressor		110	well cadastral number
029	Hatch not sealed		073	Tank Bypass not Provided		111	Daytime phone
030	Inadequate or no hatch curb		074	Other Deficiencies		112	Emergency phone
031	No tank drain valve			<u> </u>		113	FD Hazard diamond
032	Tank vent inadequately installed			BOOSTER PUMPS DEFICIENCIES	夏 3 5		Other Comments Special Instructions:
033	Vent not screened		075	Pump not capable of providing 20 PSI in			
034		 	J.,	the distribution system		100	
	No visual water level indicator	-	070		ļ		<u> </u>
035	Water level target inoperative	 	076	Booster pumps have inadequate capacity			
036	Openings around target cable		077	Booster glands leak	ļ		14 1. 12 0.12 6.11
037	3,03	ļ	078	Check valve in good repair			
038	Tank bedding damaged	 	079	Other Deficiencies			
039	Shut off valve on discharge side of tank provided		L				
040	Bottom drain not provided			REQUIRED PLANS NOT PROVIDED			
041	Exterior ladder not provided		080	Current bacteriological site sampling plan			
042	Tank can be bypassed without interrupting service		081				
043	Other deficiencies - storage tank		082	Current backflow plan			
				OTHER SITE SAMPLING PLANS	T	AD	DITIONAL COMMENTS ON ATTACHED PAGES
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All Deficiencies denoted in **bold** or an "*" represents a <u>potential health risk</u> and will require <u>immediate action</u>.

TODAY'S OPERATIONAL AND MAINTENANCE INSPECTION HAS SHOWN THAT THIS FACILITY TO BE IN:

☐ <u>COMPLIANCE</u>	SUBST	ANTIAL-COMPLI	ANCE	□ <u>non</u>	COMPLIA	NCE (MI	NOR)	□ NON	COMPLIANCE (MAJOR)
Inspection Performed	Ву:	<u> </u>			Date:	· · /_	/	Phor	ne	######################################
Received By: 2007	<u></u>		1 <u>(24 - </u>		Date: _		/_	; Pho	17 95 · · ·	· /



PUBLIC WATER SYSTEM COMPLIANCE STATUS REPORT

System Name: Beardsley Water Company #3 PWS ID#: 07-511 Type of System: Community Number of POE's: ____ Surface Water: ____ Number of Service Connections: Population Served: Assigned Monitoring Dates - Initial: Phase II: Phase V: Does the water system have a Certified Operator? Does the system have major treatment plant deficiencies? COMPULAND 3.25-04 Please describe: Date of last Sanitary Survey: Does the system have major Q & M deficiencies? Please describe: This water system was deactivated on September 26, 2005. As of the date of this review, this Department has not information from the water system or water system owner requesting water system reactivation. Therefore, the compliance status cannot be determined. Does the system have water quality monitoring/reporting deficiencies? Please describe: _____ General Public Water System Compliance Status? Not able to determine Date of compliance review: _____ By: Doug Taylor R.S. Initials: _____ Phone: (602) 506-6631 Requested By: _____ Fax Number/ Contact: ____ Tracking Number: _____ Supervisor Initials: ____ Date: ____

Drinking Water Program John Kolman, Manager

1001 N. Central Ave., Suite 150Phoenix, Atizona 85004-1940 Phone: (602) 506-6666 Fax: (602) 506-6925



Maricopa County

Environmental Services

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Water and Waste
Management Division
Drinking Water Program
1001 N. Central Ave., Suite 150
Phoenix, Arizona 85004-1940
Phone: (602) 506-6666
Fax: (602) 506-6925

Monitoring Reduction Request

December 23, 2005

Attn: Mr. Gary Brasher

Beardsley Water Company #3

Attn: Mr Boyd Weed

P.O. Box 34237,

Phoenix AZ 85067-4237

Re: PWS #07-511, Monitoring Reduction Request

Dear Mr. Weed:

At this time the Department is unable to process the monitoring reduction request for VOC/524 submitted by Water Treatment Opertors. The Department placed the water system in a non-regulated status in 2005 due to the fact the water system does not meet the minimum requirements of a public water system.

If you have questions regarding reduced monitoring for public water systems located in Maricopa County, please contact Duncan Wright at (602) 506-5173 or <a href="mailto:dwright@mailto:d

Sincerely,

Duncan Wright.

Water Systems Investigator

cc: ADEQ

Joe Fiano, R.S.



INSPECTION RESULTS/ GROUND WATER MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT

WATER & WASTE MANAGEMENT DIVISION 1001 North Central Ave., Suite 150 Phoenix, AZ 85004

Phone (602) 506-6666 : Fax (602) 506-6925

Facility Information

PWSID # 1577

Beard Slay West +

Facility Name: Co. #4

Address: 21435 N. \$174 Ave

Well Information

POE # 001, DWR# \$551676

Ver 4/26/00

Based on an inspection conducted today the following deficiencies were noted and require corrective action.

	WELL DEFICIENCIES	239.4	1.146		1355	5 4 7 A	DISTRIBUTION OVER PERSONNESS
001	** Water supply in flood zone **	1 1 1 1	044	* Paguired chlorington not installed *		004	DISTRIBUTION SYSTEM DEFICIENCIES
002	** Well less than 50 feet from sewer **		044	* Required chlorinator not installed * ** Inadequate chlorine residual **		084 085	** Cross-connections exist **
003	* Well less than 100 feet from septic tank, APP		045	** Not oblering if required the			** Leaks in distribution system **
1	discharge, UST, Haz. Waste Facility, Livestock		047	** Not chlorinating, if required **		086 087	** Inadequate system pressure **
004	Well site not properly graded			* Unapproved chlorination compound *			** Water main too close to sewer main **
005	No slab/slab inadequate		048	No chlorine injection nozzle	 	088	Mains less than three feet deep
006	Well casing annulus not sealed		049	No standby chlorinator	L	089	Unapproved pipe material
007	Inadequate sanitary well seal/repair	 	050	Chlorine feed tank empty	ļ	090	Other deficiencies
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009	Casing not 12" above slab	-	052	Equipment not operating properly		. 13 11	GENERAL DEFICIENCIES
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011	No/improperly installed sampling tap. No threads		055	Line plugged		092	* Operating without Approval of Construction*
012	Needed well vent not installed, not properly			Room not properly vented		093	No "As built" drawings submitted where required
""	installed or not properly screened		056 057	No daily log of free chlorine residual		094	* Construction does not conform to approved
013				No chlorine test kit	<u> </u>	205	plans
013	Needed vacuum relief valve not installed, not screened, or leaking		058 059	Contact time less than 30 minutes		095	** Contaminants near water supply source **
014				Room fan switch not outside			
014	Needed check valve on pipe from well not installed		060	No inspection window, or like devices		096	* No O&M manual on site (water treatment only)
045	or defective		061	No ammonia for leak detection		097	Designate / Install POE Sampling Tap (No threads)
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	Site not properly fenced, damaged, or not locked		063	Chlorinator subject to freezing		099	Routine maintenance not performed
017	Site needs general clean-up		064	Other deficiencies		100	System frequently out-of-operation (power, etc.)
018	Emergency Chlorine facilities installed	L				101	Water supply frequently depleted
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020	STORAGE TANK DEFICIENCIES	18	4.5	PRESSURE TANK DEFICIENCIES	19 M	103	No certified operator
020	** No storage tank **		065	No pressure gauge		104	Certified operator not at appropriate grade
	** Insufficient storage **		066	No bottom drain valve		105	No distribution grade operator
	Storage tank top needs repair		067	No Water Level Sight		106	No treatment grade operator
	Tank leaks - needs repair		068	Appears to be Excessive Air		107	Other deficiencies
024	Tank has deteriorated beyond repair		069	No Blowoff For Excess Air		ļ	
	No overflow pipe installed		070	No means for adding air		7	WELL SIGN DEFICIENCIES
	Overflow pipe not properly screened		071	No Safety Relief Valve / Safety Relief not		108	Water system name & PWSID number
	No splash block below overflow		اللا	screened		109	Local well name & DWR 55 number
	Hatch not secured		072	Adequate Air Compressor		110	well cadastral number
	Hatch not sealed		073	Tank Bypass not Provided		111	Daytime phone
	Inadequate or no hatch curb		074	Other Deficiencies		112	Emergency phone
031	No tank drain valve					113	FD Hazard diamond
032	Tank vent inadequately installed			BOOSTER PUMPS DEFICIENCIES			Other Comments, Special instructions:
	Vent not screened		075	Pump not capable of providing 20 PSI in			Other Comments, Special Instructions:
	No visual water level indicator			the distribution system			And the second of the second o
	Water level target inoperative		076	Booster pumps have inadequate capacity			
	Openings around target cable			Booster glands leak		$\vdash \dashv$	
	No tank bedding ring		078	Check valve in good repair			
	Tank bedding damaged	-		Other Deficiencies			
	Shut off valve on discharge side of tank provided		***	Other Deliciences			
	······································			DECIMOED DI ANOMOT DOCUMENT			
	Bottom drain not provided		000	REQUIRED PLANS NOT PROVIDED			
	Exterior ladder not provided			Current bacteriological site sampling plan			
242	Tank can be bypassed without interrupting service	{		Current Emergency operations plan			
043	Other deficiencies - storage tank		082	Current backflow plan			
			্টে ১	OTHER SITE SAMPLING PLANS		ADE	ITIONAL COMMENTS ON ATTACHED PAGES

All Deficiencies denoted in **bold** or an " * " represents a <u>potential health risk</u> and will require <u>immediate action</u>. TODAY'S OPERATIONAL AND MAINTENANCE INSPECTION HAS SHOWN THAT THIS FACILITY TO BE IN-

X COMPLIANCE	E SUBSTANTIAL-COMPLIANCE	<u> Пхохожинихсе михов</u>	NONCOMPLIANCE (MAIOR)
Inspection Performed	By July 1/2 25.	A. 1. Som 16 26	06 Phone 602 506-6631
		For the country of	1 6 Phone: 187-6438
Recovered the Contract	The state of the s	MANUAL NORTH MY TY	. U.S. Phone



Maricopa County

Environmental Services

Water and Waste Management Division 1001 N. Central Avenue #150 Phoenix, Adizona 85004 Phone: (602) 506-6666 Fax: (602) 516-6925 170D 602 506 6704

Notification of Sanitary Survey Results

April 20, 2006

Fred T. Wilkinson, President First national Management Incorporated P.O. Box 1020 Apache Junction, AZ 85217

Re: Inspection of 4/14/06 for PWS 07-528

Dear Mr. Wilkinson:

On April 14, 2006 I performed a sanitary survey of the Beardsley #5 water system. The sanitary survey consists of three parts: an operations and maintenance inspection of the water system; a review of required plans; and a review of monitoring and reporting history. Based on the review of information available, which includes your facsimile of corrective action dated April 17, 2006, this Department shows the water system is in compliance with the Safe Drinking Water Rule for this date.

If this department is made aware of new or different information, the compliance status may change. If you have any questions or need additional information on the requirements for a public water system operating in Maricopa County, please feel free to contact me at 602-506-6631 or dtaylor@mail.maricopa.gov.

Sincerely,

Davy 1/1 R.S.

Doug Taylor, R.S.

Water Systems Investigator/Environmental Specialist

Drinking Water Program

cc ADEQ

John Kolman, R.S.

Aimee Upton, Enforcement Manager

BEARDSLEY WATER COMPANY QUESTION NO.8.a

The following is a description of the proposed additional facilities necessary to serve Peak View Ranch Units 4 and 5 as requested in the Insufficiency Letter of November 21, 2007.

- 1) 8' diameter gravel packed well drilled to 1,000 feet.
- 2) 250 gallon per minute pump and motor.
- 3) Electrical service and controls.
- 4) Well chlorinator
- 5) 150,000 gallon water storage reservoir
- 6) 4 pump booster station. 3 rotating pumps and one jockey pump to handle peak flows plus fire flow of 1,000 gallons per minute with controls.
- 7) 5,000 gallon hydro pneumatic tank with compressor, sight tube and Controls.
- 8) Well site grading and retention basin construction.
- 9) Masonry concrete block wall with 20 foot sliding gate.

MOORE & ASSOCIATES, INC.

Consulting Engineers

21461 Lakefront Drive Lago Vista, TX 78645 (512) 514-0496 (928) 713-3849 tmoore004@Austin.RR.com Terry L. Moore, PE, RLS

January 9, 2008

Mr. Fred T. Wilkinson First National Management, Inc. P.O. Box 1020 Apache Junction, AZ 85217

RE:

Beardsley Water Company

Peak View Ranch, Unit 5 - Cost Estimate

Dear Mr. Wilkinson;

I have had an opportunity to review the Beardsley Water Company Master Plan and confirm the requirements of the infrastructure needed to serve water to the 300 customers anticipated in Unit 5 of Peak View Ranch. The following is a cost estimate for construction of the required infrastructure for your perusal.

PEAK VIEW RANCH UNIT 5 WATER INFRASTRUCTURE COST ESTIMATE

ITEM	DESCRIPTION 1	ESTIMATED COST		
\mathbf{i}	32,345 If 8" C-900 PVC pipe @ \$22.50 plf	\$ 727,762.50		
2	7,876 lf 6" C-900 PVC pipe @ \$18.50 plf	145,706.00		
3	300 each 34" Service w/meters @ \$425.00 each	127,500.00		
4	35 each 8" GV w/B&C @ \$750.00 each	26,250.00		
5.	25 each 6" GV w/B&C @ \$675.00 each	16,875.00		
6	50 each 6" Fire Hydrant Assy @ \$1,900 each	95,000.00		
7	1,000 ft 8" cased gravel packed well	175,000.00		
8	250 gpm well pump w/electrical	45,000.00		
9	150,000 gallon steel storage reservoir	90,000.00		
10	Booster pump station w/electrical	85,000.00		
	TOTAL	\$1,534,093.50		

Should you have questions or desire additional information please contact me.

Sincerely,

P.O. Box 1020 • Apache Junction, AZ 85217-1020 3880 S. De Niza Rd. • Apache Junction, AZ 85219 (480) 677-6080 • Fax (480) 677-6082

December 10, 2007

The Honorable Board of Supervisors 301 W. Jefferson Street Phoenix, AZ 85003

First National Management, Inc. is the agent for Beardsley Water Company (BWC). BWC has been approached by Valley Realty Advisors, L.L.C. to provide domestic water service to their development titled Peak View Ranch Units 4 and 5. Peak View Ranch Units 4 & 5 are not within the certificated area of BWC, however, units 4 and 5 abut Units 1 thru 3 which are within the certificated area of BWC.

Unit 1 is fully constructed and currently has 81 homes being served by BWC. A water campus containing a 245 gallon per minute well, 2-60,000 gallon reservoirs, 4,000 gallon pressure tank, 2-15 horsepower boosters and 50 horsepower fire pump is in place and operational. A second water campus is scheduled to be constructed with Unit 3 and Unit 4 will be the location of a third water campus.

On October 24, 2007, BWC filed an application with the Arizona Corporation Commission to extend it's Certificate of Convenience and Necessity over the property referred to as Peak View Ranch Units 4 and 5. The application was prepared at the request of Valley Realty Advisors, L.L.C. as evidenced by their letter of September 10, 2007, a copy of which is attached.

BWC has prepared an application for a franchise over those properties owned by Valley Realty Advisors, L.L.C. and herewith submits said application for your consideration.

Should you have any questions or comments regarding the enclosed application, please contact us.

Sincerely,

Fred T. Wilkinson

Zedt. Wilkin

President

Cc: RF File

BEFORE THE BOARD OF SUPERVISORS

OF

MARICOPA COUNTY, STATE OF ARIZONA

In the matter of the Application)	
of BEARDSLEY WATER COMPANY))))	APPLICATION FOR A PUBLIC SERVICE FRANCHISE
)	

TO THE HONORABLE BOARD OF SUPERVISORS:

The undersigned, a citizen or citizens, and a resident of, or a company doing business in Maricopa County, State of Arizona, hereby petitions your body for a Public Service Franchise to construct, maintain and operate:

- (A) A domestic water distribution system, consisting of pipe lines, meters,
 connections and all necessary equipment,
- (R) An irrigation water distribution system, consisting of pipe lines, ditches, gates and all necessary equipment,
- (②) —A sewage-system, consisting of lines, connections, manholes and all necessary equipment,
- (D) Other--(Cable-TV-Gas-Telephone, etc., describe fully)

To serve the residents of (legal description or vicinity of): Please see legal description attached hereto.

Your petitioner has made application to the Arizona Corporation Commission for a Certificate of Public Convenience and Necessity to exercise the functions of a public utility to service to furnish the service described above to persons living within the area described above, subject to the laws of the State of Arizona. If granted franchise, the petitioner proposes to engage in and carry on in the business as described above and all other things necessary for performing this service to the public in the area.

11.

That your petitioner is financially able to undertake installation and performance of this service within the area for which this franchise is requested.

III.

That by reason of the facts already stated herein, and because this service is not now available to persons now living, or who may live, within the said area hereinbefore described, and because of the further fact that services promptly supplied to waiting customers and prospective applicants will do much to develop and improve the area described, your petitioner respectfully petitions your Honorable Board of Supervisors to grant this application for a right and franchise from the County of Maricopa, State of Arizona. Petitioner will construct, maintain and operate the aforementioned utility for a period to be determined at the hearing on this application, or for a period of one (1) year after the franchised area or a portion thereof is annexed by a municipality, whichever is shorter, along upon, under and across public highways, roads, alleys, and thoroughfares

BEARDSLEY WATER COMPANY

(excepting State highways) within that portion of Maricopa County hereinbefore described. Also not within the confines of any incorporated city or town and under such restrictions and limitations and under such terms as this Board may provide, not inconsistent with law and order and the rules of the Arizona Corporation Commission and that this Board take such proceedings herein as provided by the laws of the State of Arizona.

DATED at Phoenix, Arizona, this <u>10th</u>day of <u>December</u>, 20<u>07</u>.

NAME: Fred T. Wilkinson, Agent

ADDRESS:P.O. Box 1020

Apache Junction, AZ 85217

BEARDSLEY WATER COMPANY

MARICOPA COUNTY FRANCHISE APPLICATION
LEGAL DESCRIPTION OF PEAK VIEW RANCH UNITS 4 AND 5

Real property in the County of Maricopa, State of Arizona, described as follows:

PARCEL NO. 1:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 4:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ALL MINERALS AS RESERVED IN PATENT FROM THE UNITED STATES OF AMERICA.

PARCEL NO. 5:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; AND THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ALL MINERALS AS RESERVED TO THE UNITED STATES IN THE PATENT TO SAID LAND.

PARCEL NO. 6:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; AND THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

EXCEPT ALL MINERALS AS RESERVED TO THE UNITED STATES IN THE PATENT TO SAID LAND.

PARCEL NO. 7:

THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN DOCUMENT NO. 84-0409142 AND THEREAFTER ASSIGNMENT RECORDED IN DOCUMENT NO. 85-0571969, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 8:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN DOCUMENT NO. 84-0409142 AND THEREAFTER ASSIGNMENT RECORDED IN DOCUMENT NO. 85-0571969, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 9:

THE WEST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ALL MINERALS AS RESERVED IN DOCUMENT NO. 84-0409142 AND THEREAFTER ASSIGNMENT RECORDED IN DOCUMENT NO. 85-0571969, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 10:

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT.

PARCEL NO. 11:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT ALL THE COAL AND OTHER MINERALS AS RESERVED IN THE PATENT.

PARCEL NO. 12:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

VALLEY REALTY ADVISORS, LLC

PO BOX 15608 PHOENIX, AZ 85060 602.300.2430 FAX 480.922.1000

September 10, 2007

Via messenger

Mr. Ted Wilkinson President First National Management Inc. PO Box 1020 Apache Junction, AZ 85219

RE: REQUEST FOR WATER SERVICE BY BEARDSELY WATER CO.

Part of the NWQ & part of the East half of Section 21 and Part of the SWQ of Section 22, T5N, R3W of the GSRM, Maricopa County, AZ

Dear Ted:

Pursuant to your letter of August 28, 2007 and our meeting with Beardsley Water Company's attorney, Steven Hirsch; Valley Realty Advisors (VRA) is hereby formally requesting that Beardsley Water Co. provide water service to some 400 acres VRA owns on property known as Peak View Ranch Phases 4 & 5, in the Wittmann area of Maricopa County.

Enclosed please find a legal description of the property, an ALTA Survey and a conceptual site plan for one-acre lots to be platted pursuant to Maricopa County zoning requirements. You will note that Peak View Ranch Phases 4 & 5 are immediately north of and adjacent to Peak View Ranch Phases 1, 2 and 3; each of which is in Beardsley's service area and each of which possesses "will serve" letters from Beardsley.

We would like to move forward expeditiously on this application and look forward to working with you. Please advise me if you need any additional information at this time.

Best regards,

VALLEY REALTY ADVISORS

-Doug Smith, Manager

Encl. As indicated